

PROJECT DIRECTORY

ARCHITECT:	OWNER:
WADE DAVIS DESIGN 512 BRINKERHOFF AVENUE SANTA BARBARA, CA 93101 PHONE: (805) 963.2414	ALICIA ACKERMAN & EVAN JEFFREY 281 CANON DRIVE SANTA BARBARA, CA
SURVEYOR:	ENERGY CONSULTANT:
WATERS LAND SURVEYING 5553 HOLLISTER AVE. SUITES 7 & 8 GOLETA, CALIFORNIA 93117 (805) 967-4416	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD., #8 CARMEL, CA 93923 D:(831) 250-0328 F:(831) 359-4173
STRUCTURAL ENGINEER:	
PERKINS ENGINEERING CONTACT: MITCH PERKINS 24 E. COTA STREET #101 SANTA BARBARA, CA 93101 PHONE: (805) 729-0091	

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2. SHOULD CONSTRUCTION REVEAL ANY UNFORESEEN HAZARD OR CONDITION, THE ARCHITECT AND THE APPROPRIATE CONSULTING ENGINEER MUST BE NOTIFIED AND WILL PROVIDE ADDITIONAL RECOMMENDATIONS AND/OR DESIGNS IF NECESSARY TO ADDRESS THE CONDITION.
3. ADVISE THE ARCHITECT AND/OR THE APPROPRIATE CONSULTING ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED SITE VISIT.
4. THE APPROVED PLANS AND PERMITS MUST BE ON THE JOB SITE AND AVAILABLE TO THE ARCHITECT AND PROJECT CONSULTANTS.
5. THE SOILS ENGINEER SHALL BE NOTIFIED TO INSPECT AND APPROVE ALL FOOTING EXCAVATIONS PRIOR TO PLACING ANY FORMWORK OR REBAR.

ENTER Project Address:		281 Canon Drive
Is there a basement or cellar existing or proposed?	No	
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,467	
ENTER Zone ONLY from drop-down list:		RS-10/SRP/USS
ENTER Net Lot Area (in sq. ft.):		7,070
Is the height of existing or proposed buildings 17 feet or greater?	No	
Are existing or proposed buildings two stories or greater?	Yes	
The FAR Requirements are:		REQUIRED**
ENTER Average Slope of Lot:		14%
Does the height of existing or proposed buildings exceed 25 feet?	No	
Is the site in the Hillside Design District?	No	
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No	
An FAR MOD is not required per SBMC §28.15		
FLOOR AREA RATIO (FAR):		0.349
Lot Size Range:		>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):		4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:		0.317
100% MAX FAR (in sq. ft.):		4,126
85% of MAX FAR (in sq. ft.):		3,507
80% of MAX FAR (in sq. ft.):		3,301
The 2467 square foot proposed total is 84% of the MAX FAR.*		

C. General Project Statistics (SBMC § 28.87.300)

FLOOR TO AREA RATIO (FAR) (SBMC § 28.87.300) LANDSCAPING (SBMC § 22.80.020)

Lot Area <u>7070</u> sq. ft.	Existing FAR* <u>0.28</u>	For projects requiring Landscape Plans only
- Public Right of Way Areas <u>0</u> sq. ft.	Proposed FAR* <u>0.35</u>	Percent Water Wise Landscape Area
Net Lot Area: <u>7070</u> sq. ft.		Water Wise Landscape Area in sq. ft.
*FAR is calculated by dividing net proposed resulting project square feet by net lot area		High Water Landscape Area in sq. ft.
		Total Landscape Area in sq. ft.

PROJECT RESIDENTIAL UNIT TOTALS **BUILDING CODE INFORMATION**

At project studies	1-bdrm	2-bdrm	3+ bdrm		Construction Type	Occupancy Group
PARKING					V-B	R3
Code Required Spaces for Existing Development	covered	<u>2</u>	uncovered	<u>0</u>		(SBMC § 28.90.001)
Existing Spaces	covered	<u>2</u>	uncovered	<u>0</u>		
Code Required Spaces for Proposed Project	covered	<u>0</u>	uncovered	<u>0</u>		
Total Proposed Project Spaces (at project completion)	covered	<u>2</u>	uncovered	<u>0</u>		

MAXIMUM HEIGHT OF NEW CONSTRUCTION (SBMC § 28.04.010) 214'

Feet (at top of building ridge, from natural or finished grade, whichever is lower)

GRADING & SLOPE (SBMC § 28.15.080) Average Slope: 14%

Under Main Building and within 5' of Main Building

<input type="checkbox"/> Cut <input type="checkbox"/> Fill <input type="checkbox"/> n.a. <input type="checkbox"/> Recompaction	Where cut is going to: Where fill is from:	This part of form for preliminary ABR or HLC approval On-Site Fill <u>0</u> Off-Site Export <u>0</u> On-Site Cut <u>0</u> Off-Site Import <u>0</u>
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☐ TOTAL Main Building Footprint Grading

Elsewhere on Site (exs.: under driveway, detached garage, swimming pools or other other accessory structures)

<input type="checkbox"/> Cut <input type="checkbox"/> Fill** <input type="checkbox"/> Recompaction	Where cut is going to: Where fill is from:	This part of form for preliminary ABR or HLC approval On-Site Fill <u>0</u> Off-Site Export <u>0</u> On-Site Cut <u>0</u> Off-Site Import <u>0</u>
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☐ TOTAL Non-Main Building Footprint Grading

Total Grading: 0

DECKS, LOGGIAS & PATIOS (for Building & Safety Permitting, Inspection & Fees):					(CA UBC § 207)
1st Floor:					
Uncovered Existing:	<input type="text" value="0"/>	Demolition:	<input type="text" value="0"/>	New:	<input type="text" value="0"/>
Covered Existing:	<input type="text" value="136"/>	Demolition:	<input type="text" value="0"/>	New:	<input type="text" value="13"/>
Upper Floors:					
Uncovered Existing:	<input type="text" value="0"/>	Demolition:	<input type="text" value="0"/>	New:	<input type="text" value="0"/>
Covered Existing:	<input type="text" value="0"/>	Demolition:	<input type="text" value="0"/>	New:	<input type="text" value="0"/>
Roof Decks:					
Useable Existing:	<input type="text" value="0"/>	Demolition:	<input type="text" value="0"/>	New:	<input type="text" value="0"/>
					Existing - Demolition + New=
PROPOSED RESULTING PROJECT SUMMARY					(SBMC § 28.87.300)
					Net
PROPOSED RESIDENTIAL (EXISTING - DEMOLITION + NEW) =					2096
PROPOSED COMMERCIAL (EXISTING - DEMOLITION + NEW) =					371
PROPOSED GARAGE/CARPORT (EXISTING - DEMOLITION + NEW) =					39
TOTAL:					2467
					Gross
					228
					268
STATISTICS FORM PREPARER CONTACT INFO					
Project Statistics Forms Preparer (Name):				Project Role: Architect	
Date: 6/10/19 e-mail: wadedavidson@gmail.com				Phone: 805.963.2414	

EXISTING				E. Site Coverage Percentages	
Coverage Percentages					
30	%	2093	sq.ft.	Building Area Total: Building footprint only, do not count upper floors	
				Subtotals	
		1698	sq.ft.	Main building coverage area	
		398	sq.ft.	Accessory buildings coverage area	
48	%	3389	sq.ft.	Landscape Area Total	
				Subtotals	
		3389	sq.ft.	Water Wise Plant Landscaped Areas	100
				High Water Plant LandscapedAreas	0
22	%	1588	sq.ft.	Paved Areas Total	
				Subtotals	
		325	sq.ft.	Paved ground floor patios	
		1263	sq.ft.	Paved driveways	
		0	sq.ft.	Paved walkways, Other	
		7070	sq.ft.	Total Parcel Net Lot Area (excludes public right of way easements)	

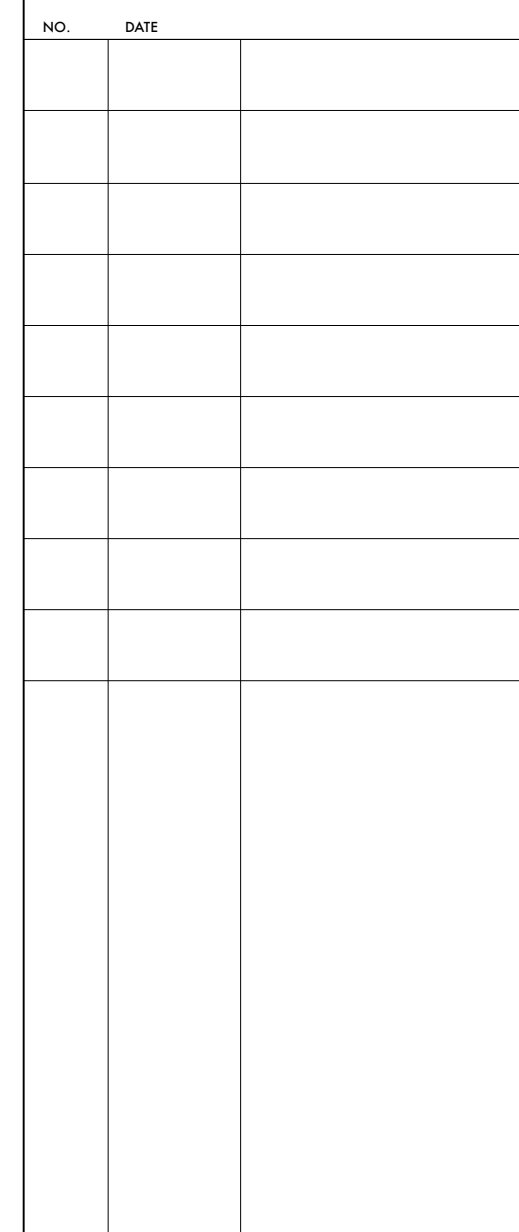
BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

1. STOCKPILES OF EARTH, SAND AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL, DEMOLITION DEBRIS, DRYWALL "MUD" PACKAGING, ETC
2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WASTES. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
3. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE SITE
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSSED OF AS A **SOLID** WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

S.W.M.P - LOT COVERAGE	
SITE:	7.070 SF
(E) DRIVEWAY	1263 SF
(E) RESIDENCE (ROOF AREA)	1695 SF
(E) IMPERVIOUS SURFACES	325 SF
(E) IMPERVIOUS SURFACES TO BE REPLACED	574 SF
(E) PERMEABLE PATHWAYS	875 SF
(E) LANDSCAPE AREAS	2988 SF
(N) 2nd FLOOR ADDITION	+574 SF
REPLACED IMPERVIOUS AREA TOTAL:	+574 SF
<u>THEREFORE PROJECT TO MEET TIER 2 SWMP REQUIREMENTS</u>	

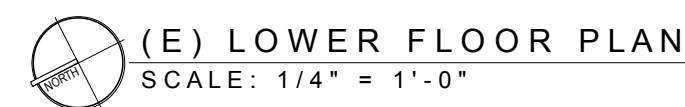
NOTIFICATION OR SUBMITTAL TO ARCHITECT:	
<u>NOTIFICATIONS TO ARCHITECT:</u> 1. PRIOR TO GRADING. 2. COMPLETION OF BUILDING LAYOUT. 3. PRIOR TO POURING CONCRETE. 4. COMPLETION OF ELECTRICAL OUTLET BOX INSTALLATION. PRIOR TO ELECTRIC WIRING. 5. PRIOR TO COVERING ANY FRAMING, INCLUDING INSULATION. 6. PRIOR TO AIR DRYWALL INSTALLATION. 7. PRIOR TO ANY FINAL COLOR COATING OR PAINTING.	<u>SUBMITTALS TO ARCHITECT:</u> REQUIRED APPROVALS BY ARCHITECT PRIOR TO PLACING ORDERS FOR THE FOLLOWING WORK: 1. WINDOW LIST 2. DOOR LIST 3. FIBER-CEMENT SIDING AND TRIM LIST 4. CABINET SHOP DRAWINGS 5. COLOR BRUSHOUTS



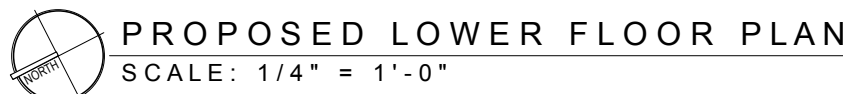
DESCRIPTION	SCALE
	$1/8" = 1'-0"$

SHEET NO.	REF. NORTH
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Plot Date: Dec 4, 2019



PROJECT	JOB NO. 0000
ACKERMAN/JEFFREY ADDITION 281 CANON DRIVE SANTA BARBARA, CA 93105	
DESCRIPTION	SCALE 1/4" = 1'-0"
(E) LOWER FLOOR PLAN	
DRAWN BY	REV. (NONE)



NO.	DATE
PROJECT	JOB NO. 0000
ACKERMAN/JEFFREY ADDITION 281 CANON DRIVE SANTA BARBARA, CA 93105	
DESCRIPTION	SCALE $\frac{1}{4}" = 1'-0"$
LOWER FLOOR PLAN	
SHEET NO.	REF. NORTH
A-2.1	
Plot Date: 12.04.2019	



A-2.2

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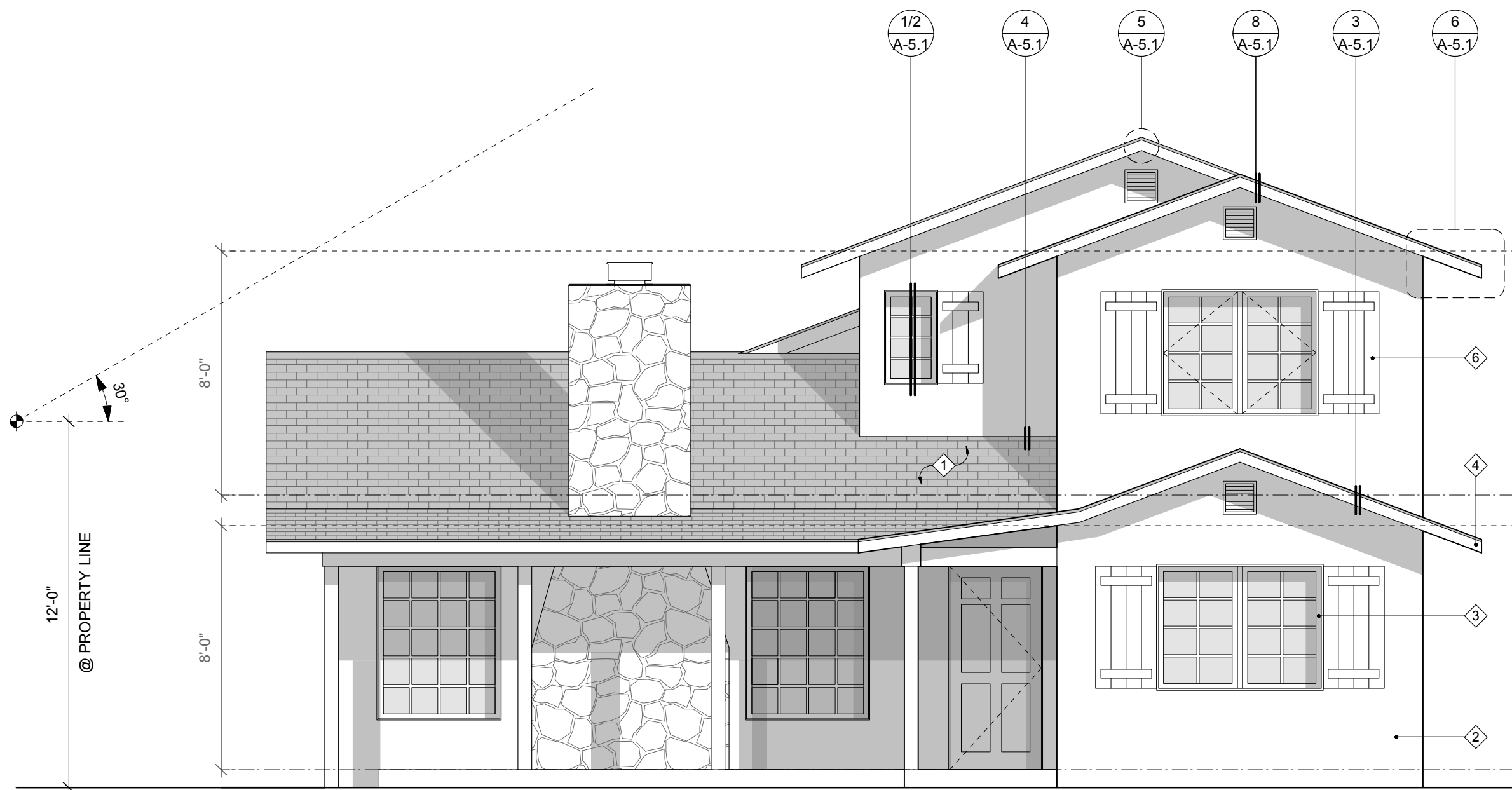
PROJECT **ACKERMAN/JEFFREY** JOB NO. 0000
ADDITION
281 CANON DRIVE
SANTA BARBARA, CA 93105

SCALE
1/4" = 1'-0"

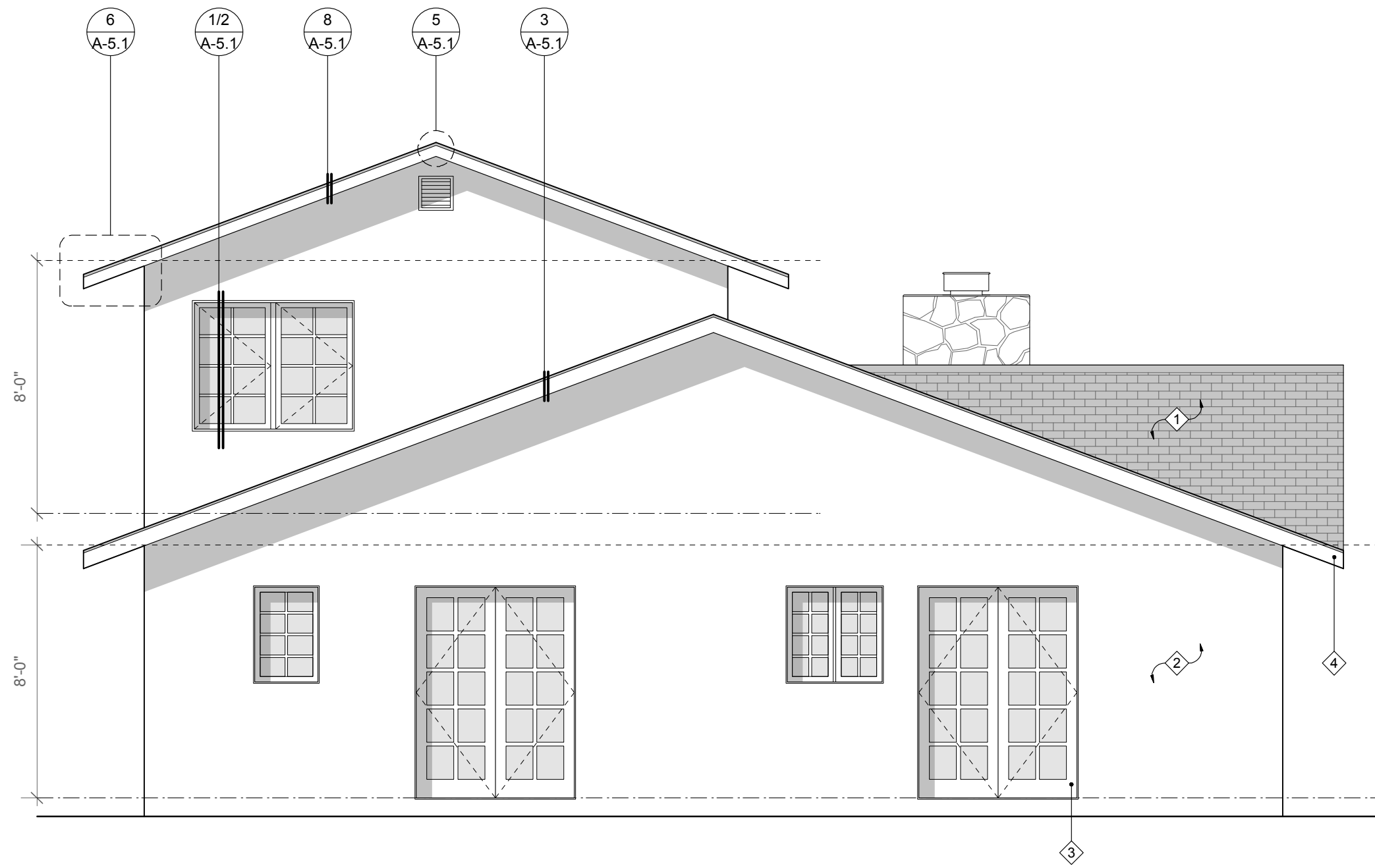
SHEET NO.	REF. NORTH
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Plot Date: 12.05.2019

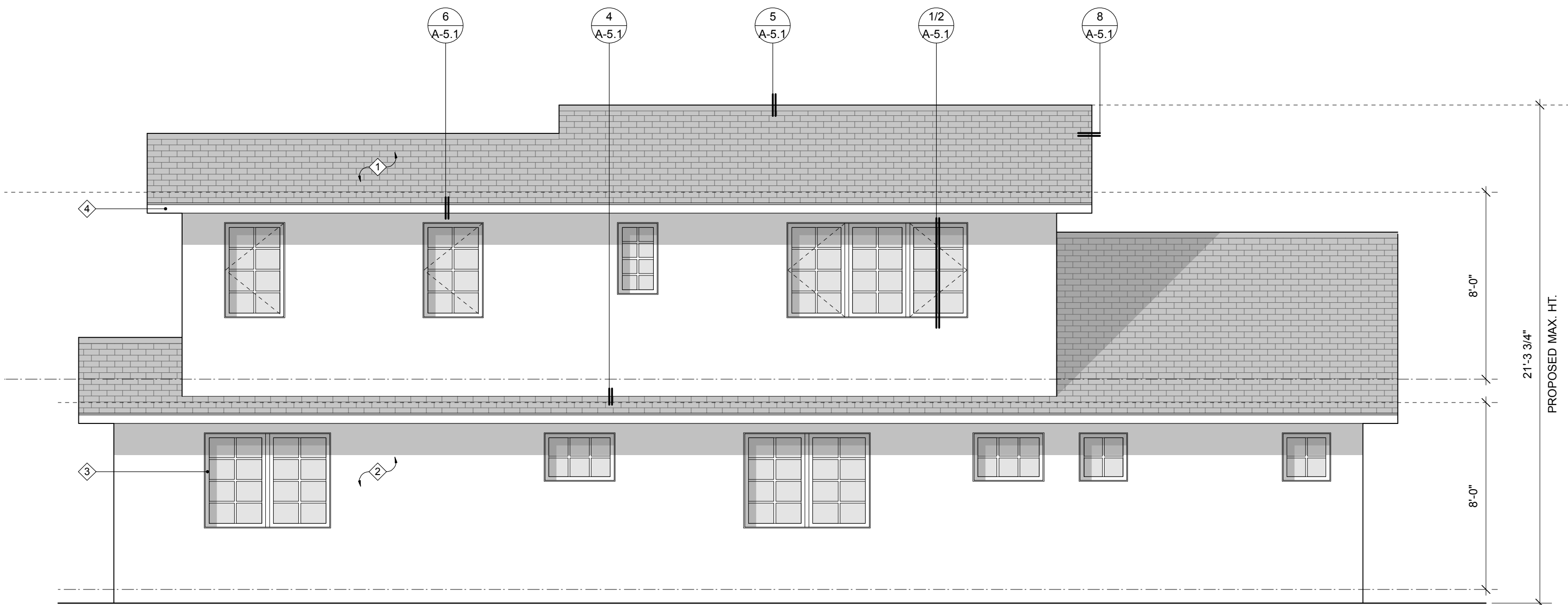




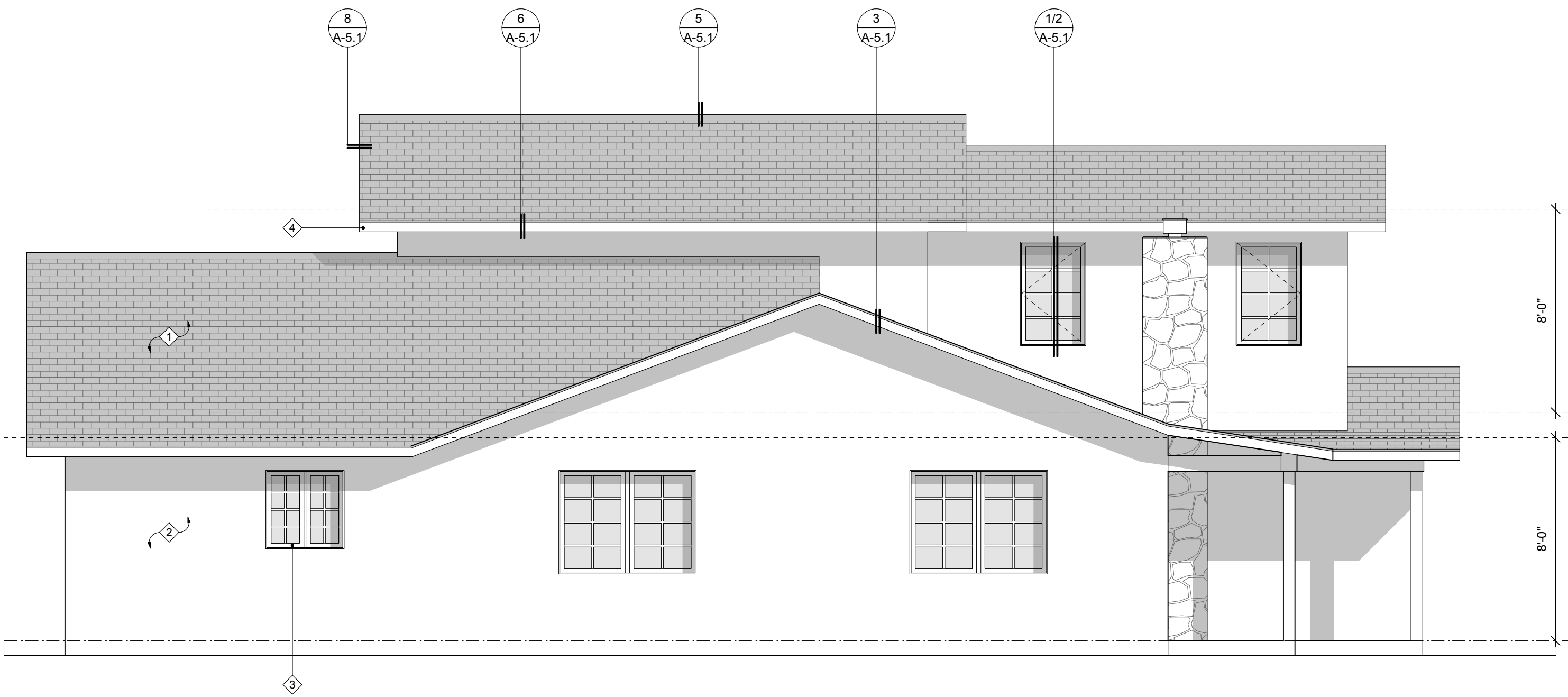
WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ROOFING:
ASPHALT SHINGLE TO
MATCH (E) ROOFING
CERTAINTED XT 30IR
'RESAWN SHAKE', OR EQ.

**EXTERIOR INTEGRAL
COLOR PLASTER:**
TO MATCH EXISTING,
LA HABRA -
'FALLBROOK' X-434, OR EQ.

ALUM CLAD WINDOWS:
TO MATCH EXISTING,
ANDERSON E-SERIES -
'WHITE'



MATERIALS LEGEND:

- COMPOSITION SHINGLE ROOF, CLASS 'A' FIRE RATED, OVER MANF. RECOMMENDED ROOF UNDERLAYMENT. COLOR TO MATCH EXISTING ROOFING.
- EXTERIOR PLASTER - 7/8" THICK (MINIMUM) 3-COAT EXTERIOR INTEGRAL COLOR CEMENT PLASTER OVER EXPANDED METAL MESH W/ DOUBLE BUILDING PAPER OVER FRAMING. (REFER TO STRUCTURAL DRAWINGS). COLOR TO MATCH EXISTING.
- METAL CLAD WINDOWS AND DOORS, COLOR & MANF. TO MATCH EXISTING.
- GSM GUTTERS (PROVIDED W/ MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CBC 704A.1.5) & 3"x4" DOWNSPOUTS. DOWNSPOUT LOCATIONS TO BE VERIFIED IN FIELD.
- PAINTED 32 OZ. GSM FLASHING. COLOR TO BE DETERMINED.
- STAINED WOOD SHUTTERS, COLOR & STYLE TO MATCH EXISTING.

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NO. DATE

PROJECT: ACKERMAN/JEFFREY JOB NO. 0000

ADDITION
281 CANON DRIVE
SANTA BARBARA, CA 93105

DESCRIPTION: SCALE: 1/4" = 1'-0"

ELEVATIONS

SHEET NO. REF. NORTH

A-3.1
Plot Date: 12.05.2019

INSULATION SCHEDULE
(VERIFY W/ TITLE 24 CALCS):

INSULATION TO BE ENCAPSULATED
BLANKET TYPE FORMALDEHYDE-
FREE GLASS FIBER INSULATION U.N.O.

[illegible]

DESCRIPTION SCALE
1/4" = 1'-0"

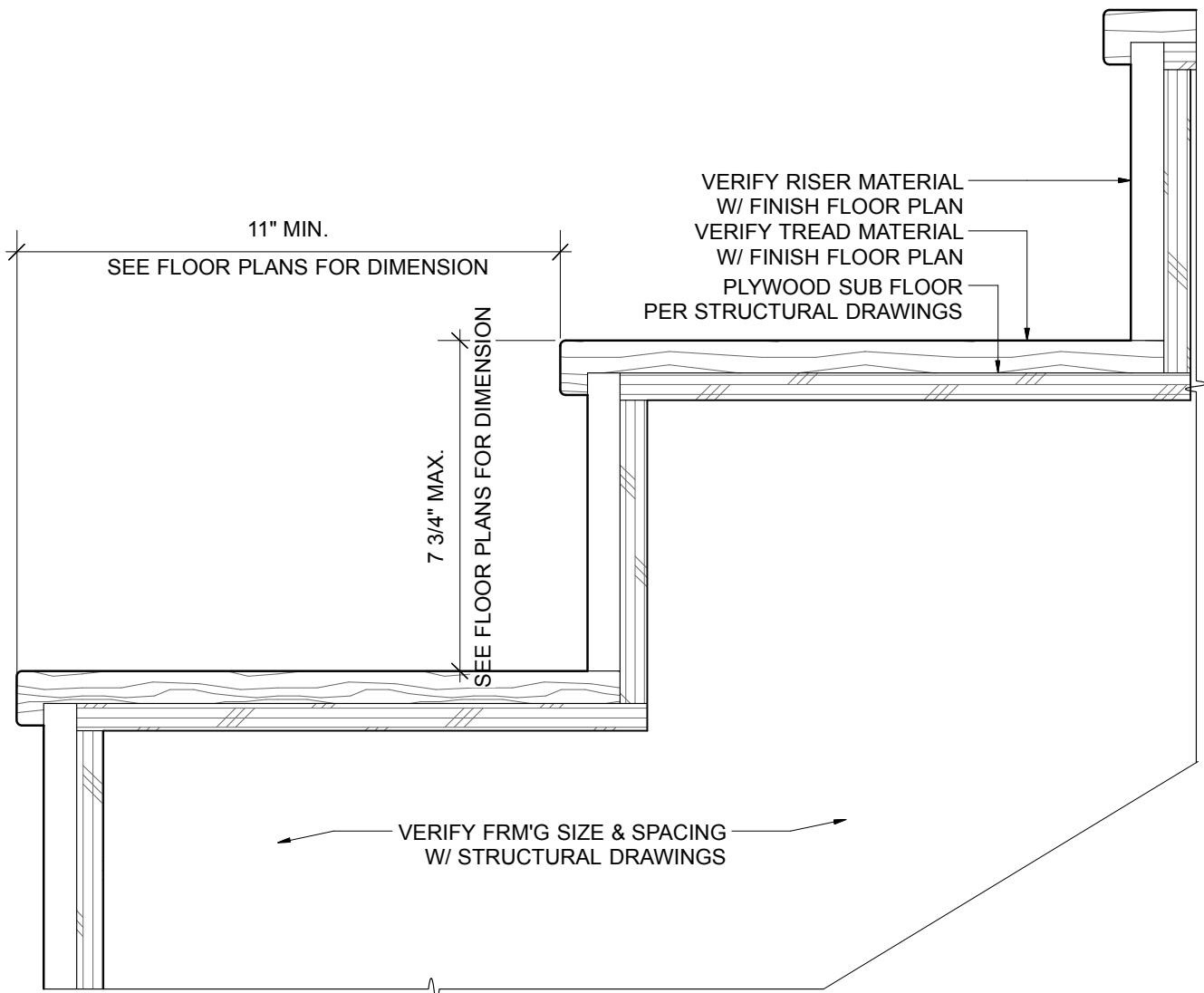
ET NO.	REF. NORTH
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Plot Date: 12.05.2019

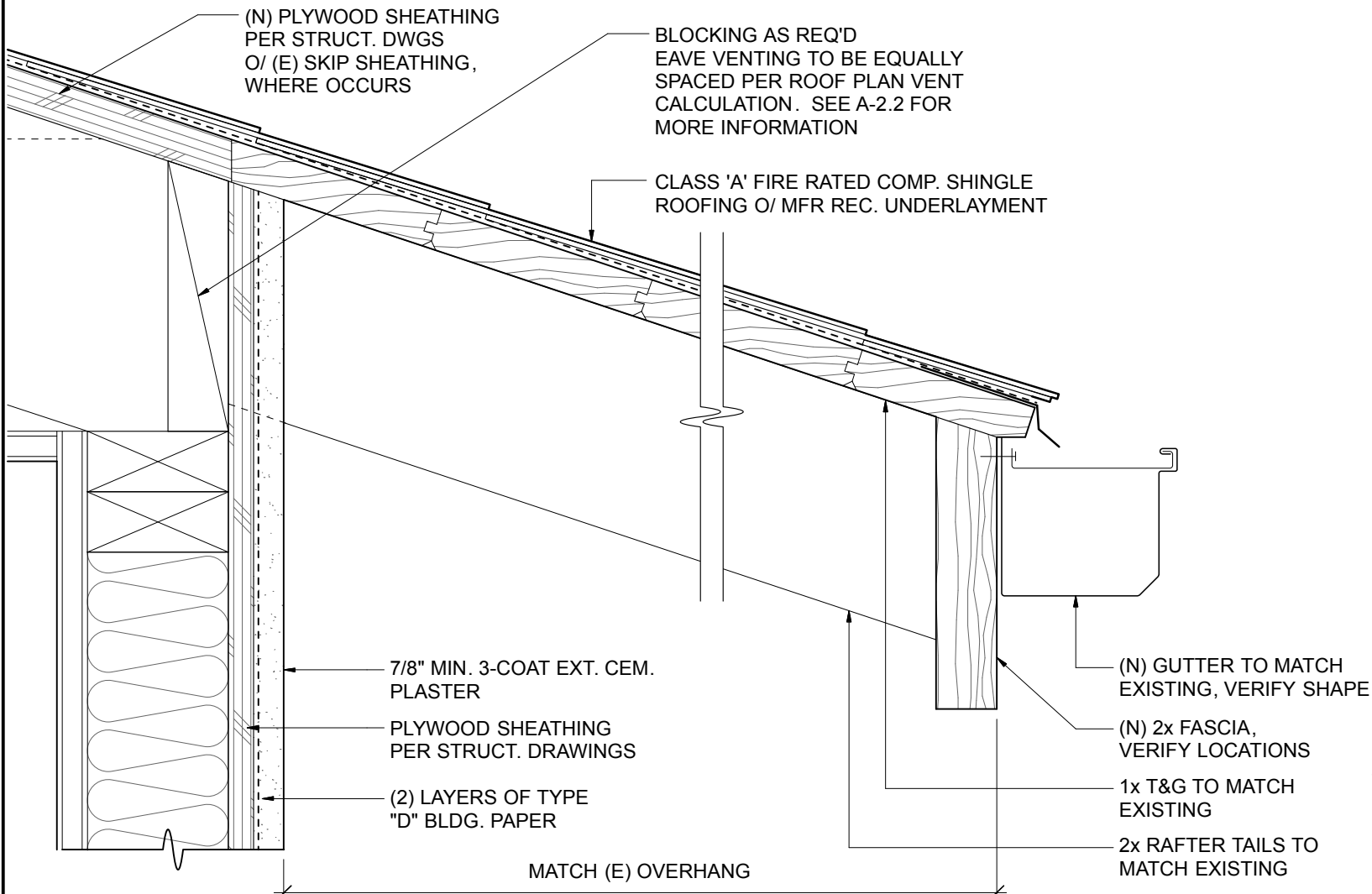
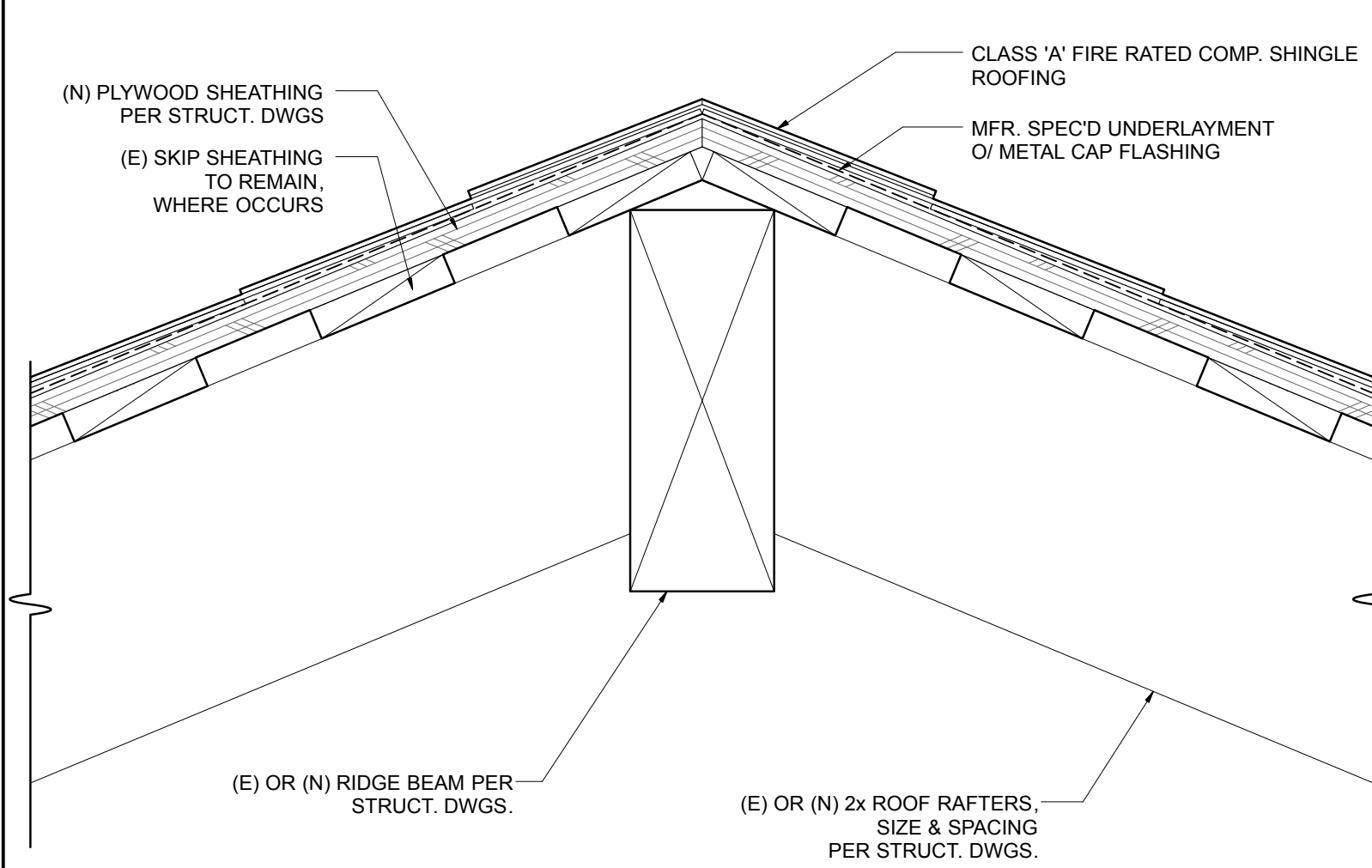


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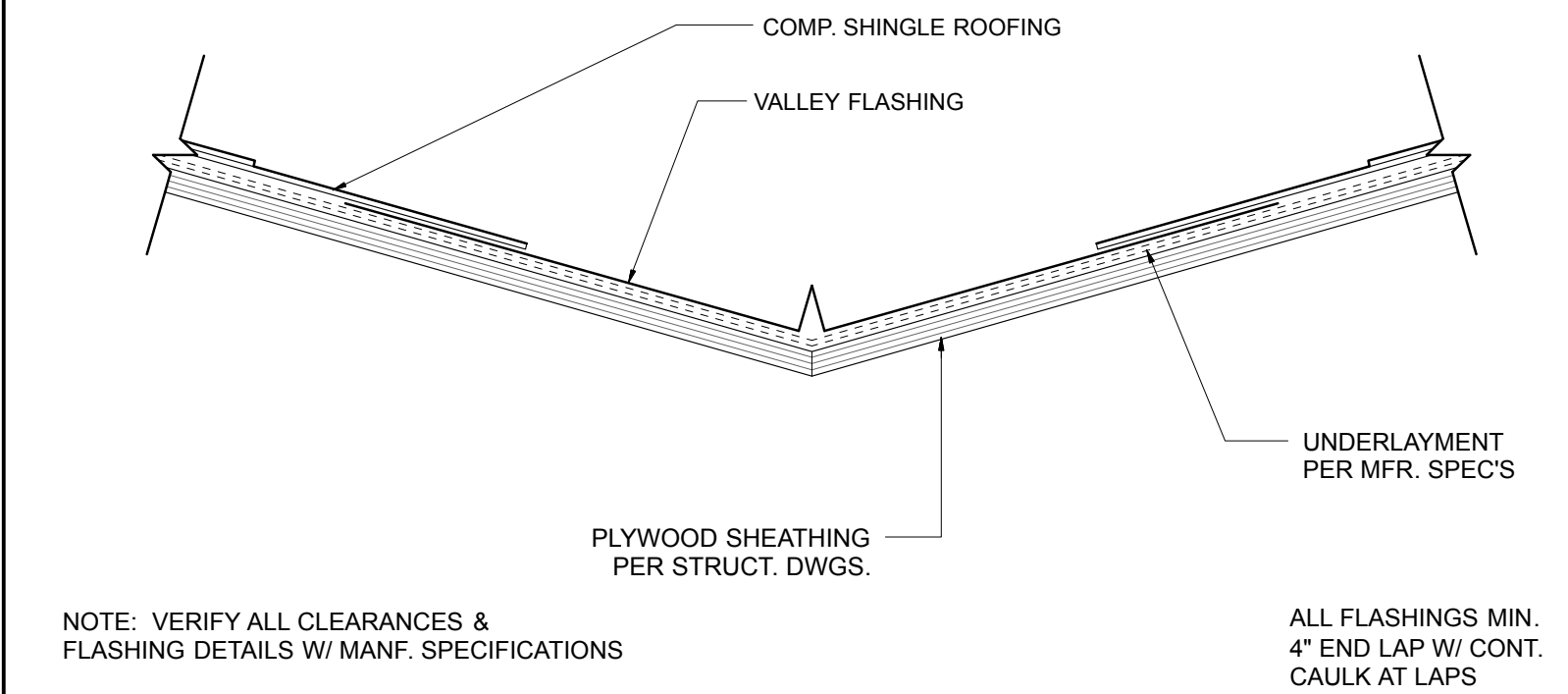
9 STAIR TREAD DETAIL
3" = 1'-0"



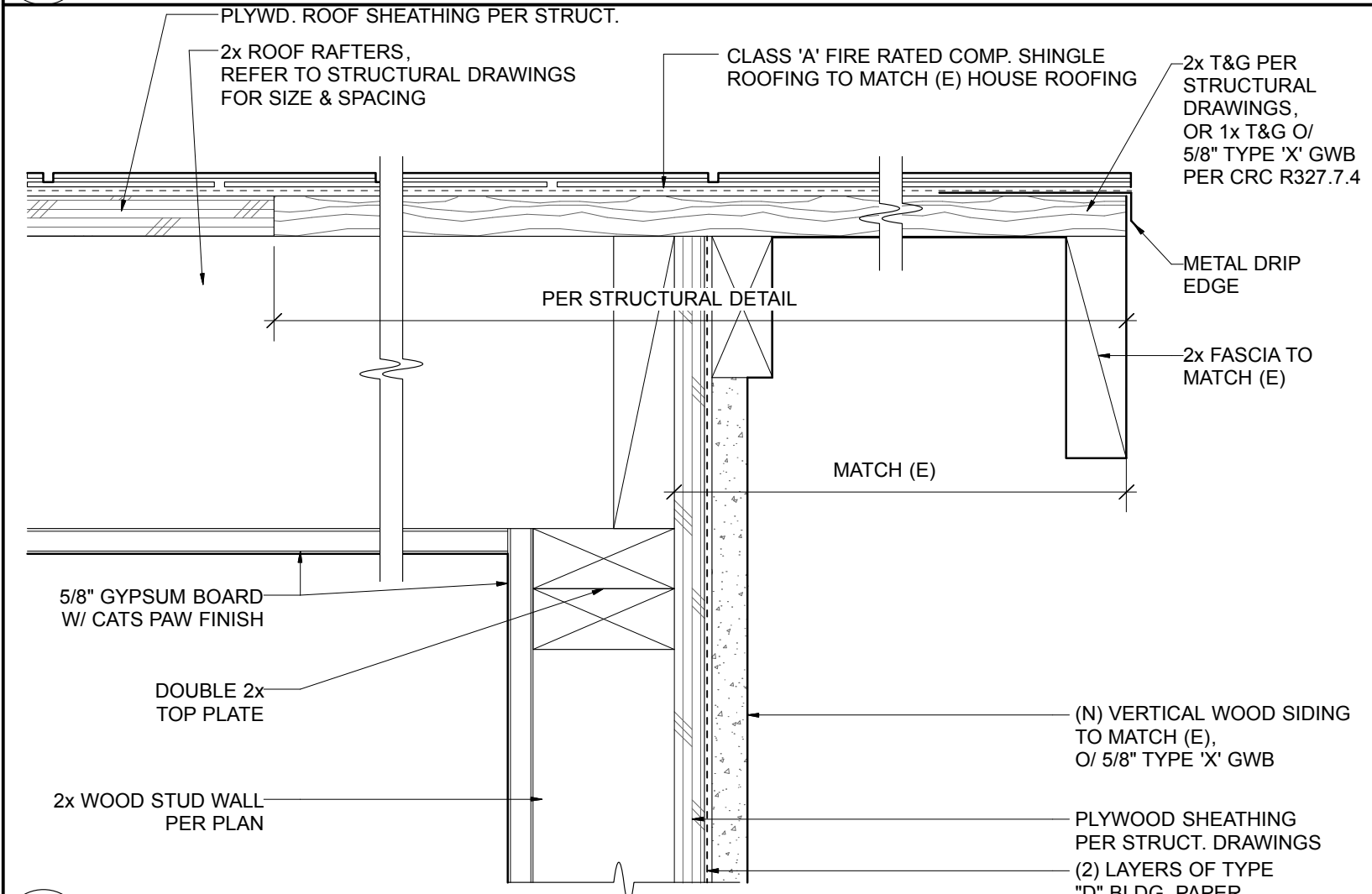
5 TYP. ROOF RIDGE/HIP DETAIL
3" = 1'-0"



6 TYPICAL OVERHANG
3" = 1'-0"

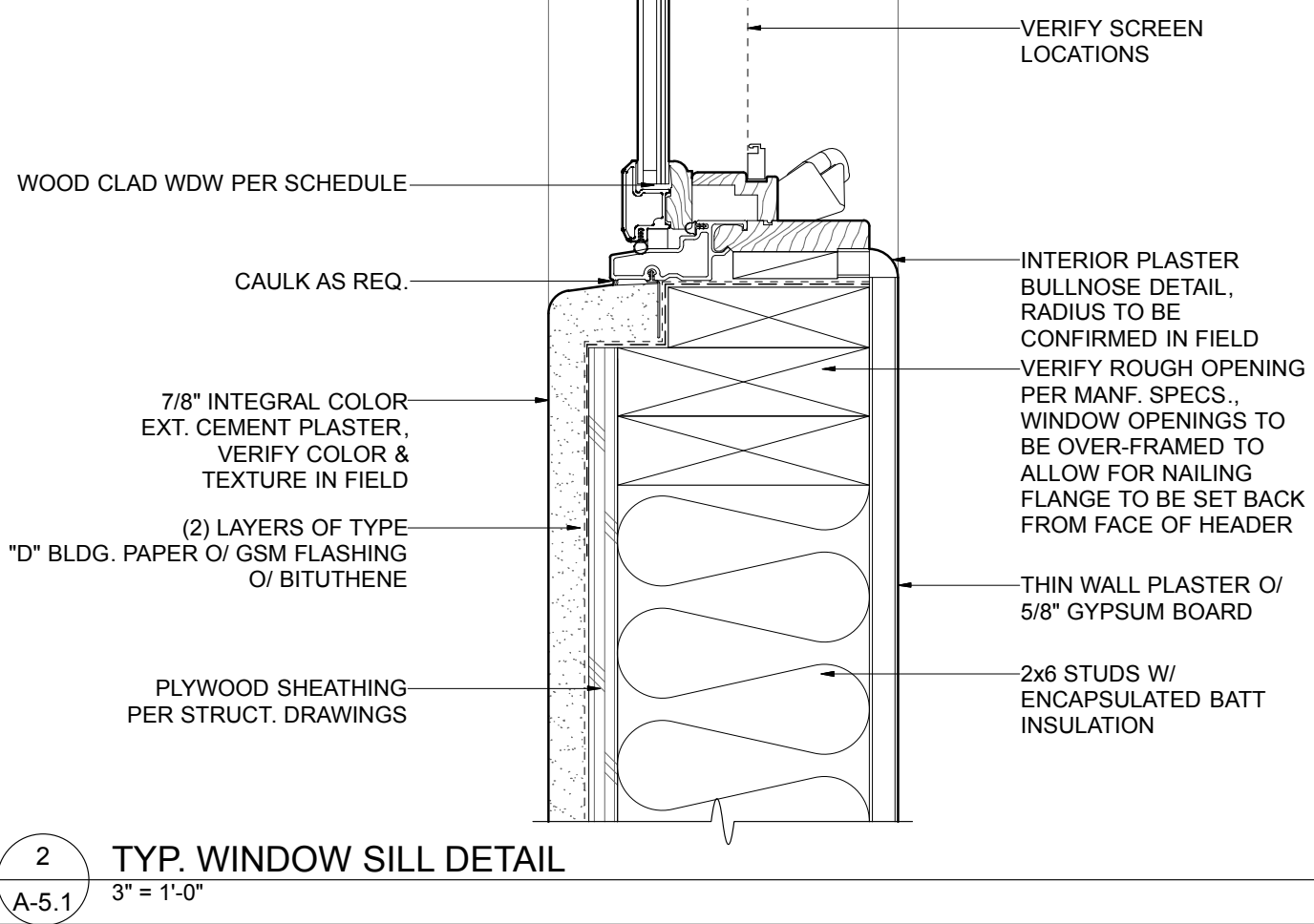
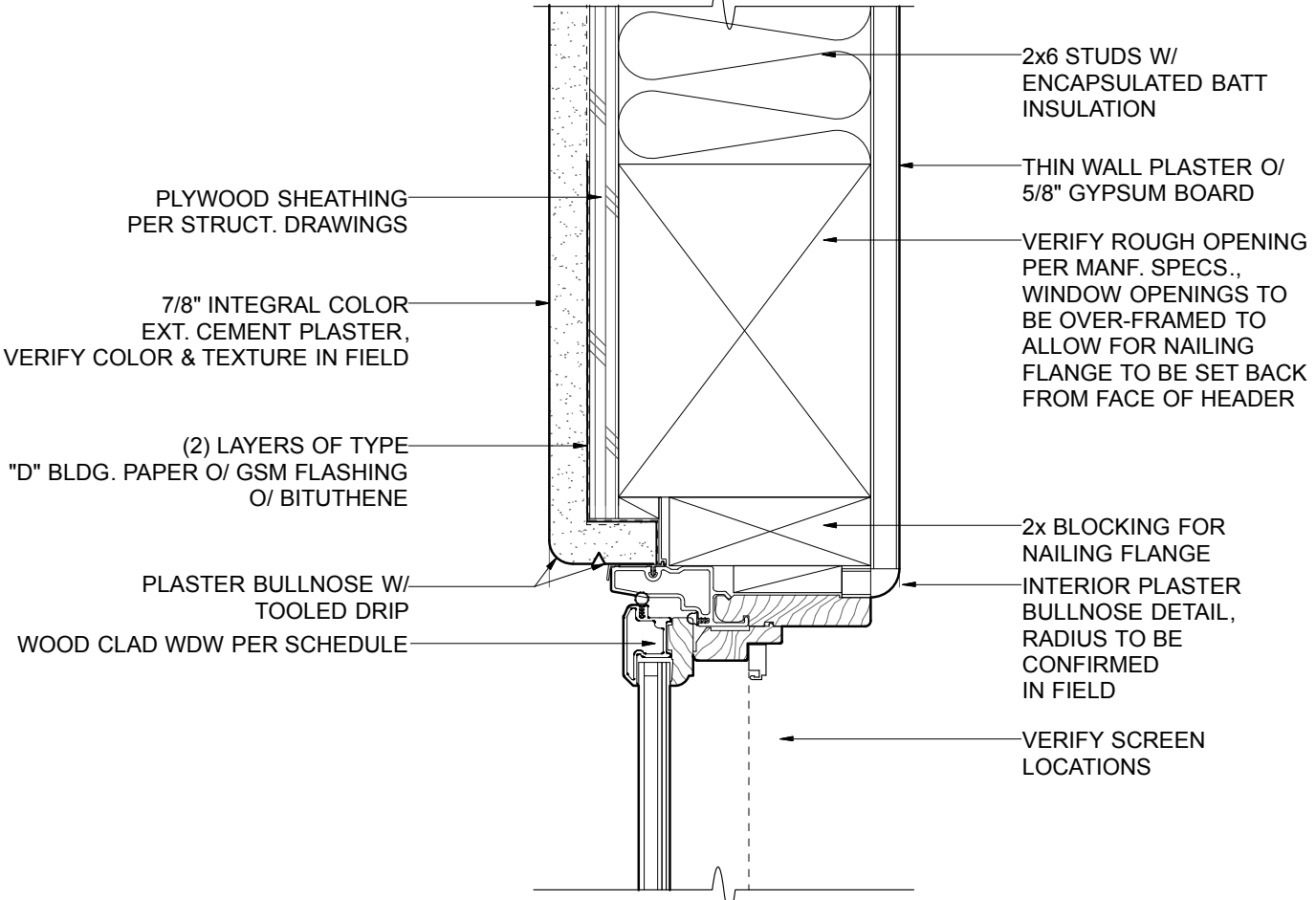


7 TYPICAL VALLEY DETAIL
3" = 1'-0"

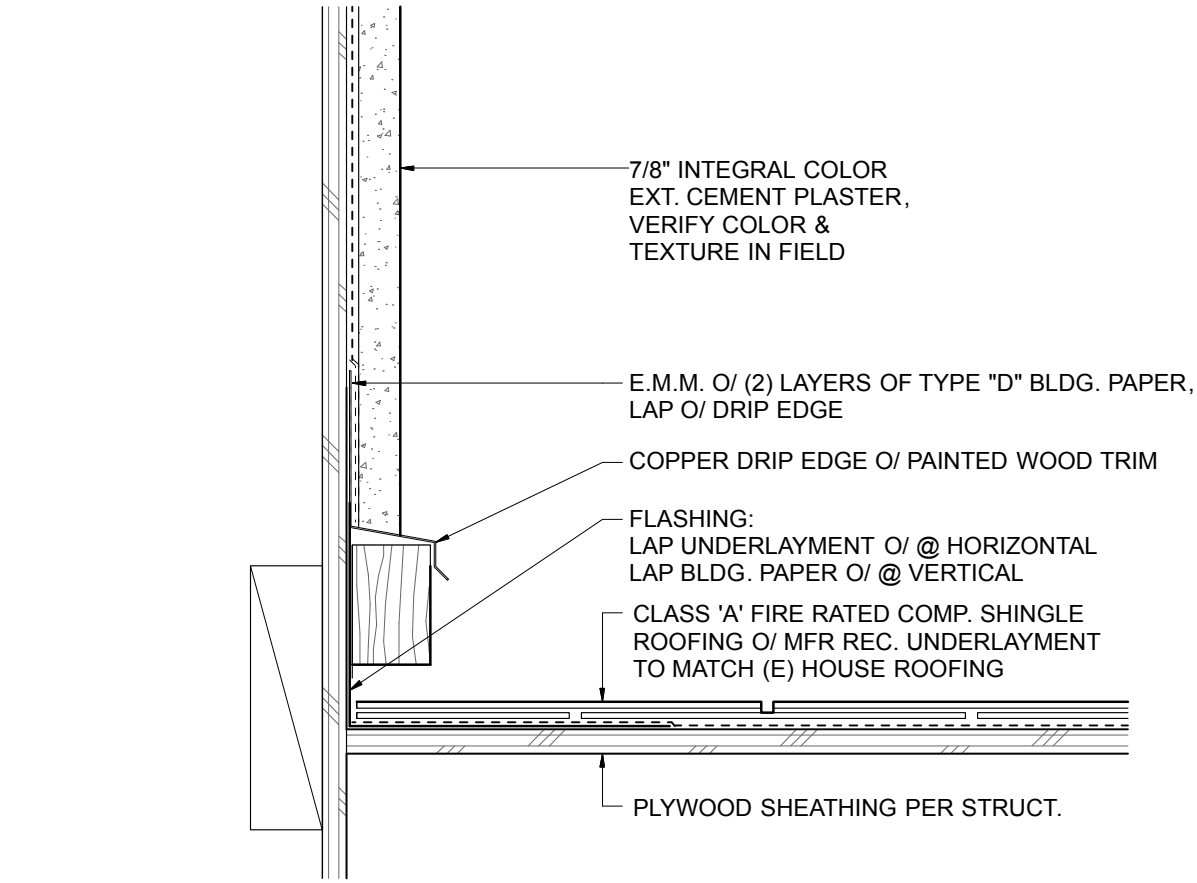


8 RAKE DETAIL
3" = 1'-0"

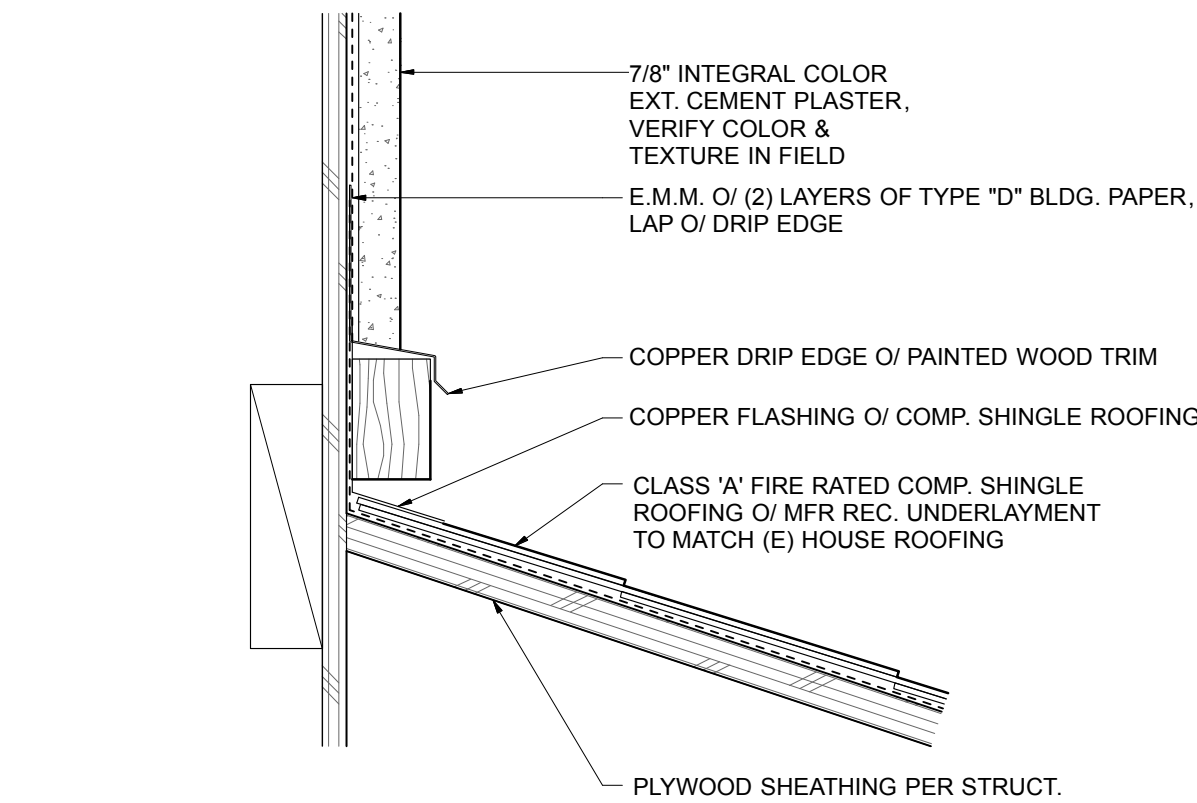
1 TYP. WINDOW HEAD DETAIL
3" = 1'-0"



2 TYP. WINDOW SILL DETAIL
3" = 1'-0"



3 ROOF TO WALL
3" = 1'-0"



4 SLOPING ROOF TO WALL
3" = 1'-0"

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HARDIE GENERAL NOTES:

1. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE PROPOSED STRUCTURE 5% MINIMUM FOR 10'-0".

INSULATION SCHEDULE:

ROOF/CLG.	R-22
WALLS	R-13
FLOORS	R-19

INSULATION TO BE ENCAPSULATED BLANKET TYPE FORMALDEHYDE- FREE GLASS FIBER INSULATION, OR 'ICYNENE' SPRAY IN FOAM INSULATION, AS NOTED.

OPEN CELL 'ICYNENE' SPRAY IN FOAM INSULATION TO BE INSTALLED @ 3" MIN. THICKNESS TO CREATE AIR IMPERMEABLE BARRIER.

NO.

DATE

PROJECT

FOR NO. 0000

ACKERMAN/JEFFREY
ADDITION
281 CANON DRIVE
SANTA BARBARA, CA 93105

DESCRIPTION

SCALE

AS NOTED

BUILDING DETAILS

SHEET NO.



























REF. NORTH

A-5.1

Plot Date: 11.13.2019

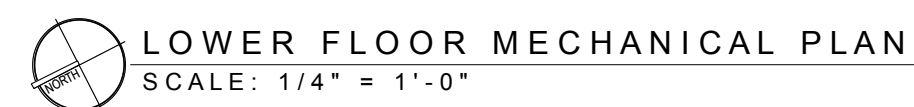
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- | | | | |
|---|---|---|--|
|  | SINGLE-POLE SWITCH |  | 4" RECESSED CEILING LED DOWN LIGHT - 'CSL', OR EQUIV. |
|  | SINGLE-POLE SWITCH W/ DIMMER |  | 3" RECESSED LED DOWN LIGHT - 'CSL' OR EQUIV. |
|  | SINGLE-POLE SWITCH W/ VACANCY SENSOR & DIMMER |  | LED CEILING MOUNTED LIGHT |
|  | 3-WAY SWITCH |  | LED WALL MOUNTED EXTERIOR LIGHT - W/ ASTRONOMICAL TIME CLOCK @ SWITCH |
|  | JAMB SWITCH |  | LED WALL MOUNTED LIGHT |
|  | SINGLE POLE SWITCH W/ ASTRONOMICAL TIME CLOCK |  | LED STEP LIGHTS |
|  | SINGLE POLE TIMER SWITCH |  | SMOKE DETECTORS
NOTE: *+CO* INDICATES CARBON MONOXIDE PER 2016 CRC R314, R315 |
|  | DUPLEX OUTLET |  | EXHAUST FAN - PANASONIC, OR EQUIV. SEE M-2.1 & M-2.2 FOR MORE INFO. |
|  | 1/2 HOT DUPLEX OUTLET |  | TELEPHONE JACK |
|  | GFI DUPLEX OUTLET @ 42" U.O. |  | THERMOSTAT |
|  | FLOOR OUTLET |  | TV CABLE OUTLET |
|  | WATERPROOF OUTLET |  | COMPUTER NETWORK OUTLET |
|  | 220 VOLT DUPLEX | | |
|  | 4-PLEX OUTLET | | |

PROJECT	JOB NO. 0000
ACKERMAN/JEFFREY	
ADDITION	
281 CANON DRIVE	
SANTA BARBARA, CA 93105	
DESCRIPTION	SCALE 1/4" = 1'-0"
LOWER & UPPER FLOOR ELECTRICAL PLANS	
SHEET NO.	REF. NORTH
E-2.1	
Plot Date: 12.04.2019	




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PROJECT **ACKERMAN/JEFFREY** JOB NO. 0000
ADDITION
281 CANON DRIVE
SANTA BARBARA, CA 93105

M-2.1

MECHANICAL LEGEND

	SUPPLY AIR REGISTER (VERIFY SIZES IN FIELD)
	RETURN AIR REGISTER (VERIFY SIZES IN FIELD)
	EXHAUST FAN (VERIFY CFM)